



# Glenvar Community Plan



Department of Community Development

First Community Meeting

January 11, 2010

# First Community Meeting Outline

- Introduction
  - About the Community
  - Motivating Factors for the Plan
  - The Comprehensive Plan
- Zoning
  - Planning Area
  - West Main Street Corridor
- Future Land Use
  - Planning Area
  - West Main Street Corridor
- Environmental Constraints
  - Slope
  - Floodplain
- Community Involvement
  - Survey
  - Website
  - Social Media
- Next Steps

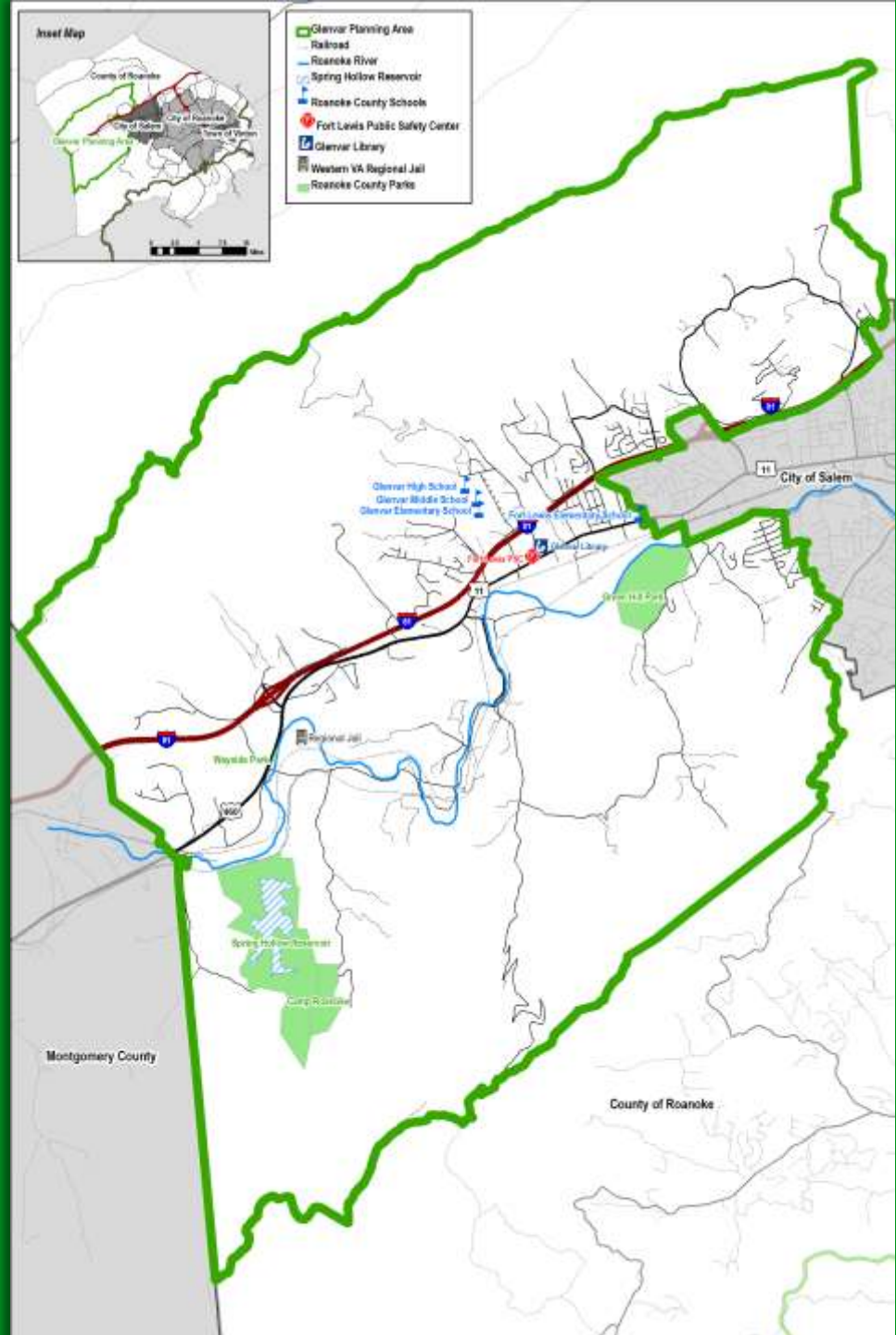




# About the Community



# Glenvar Community Plan Study Area



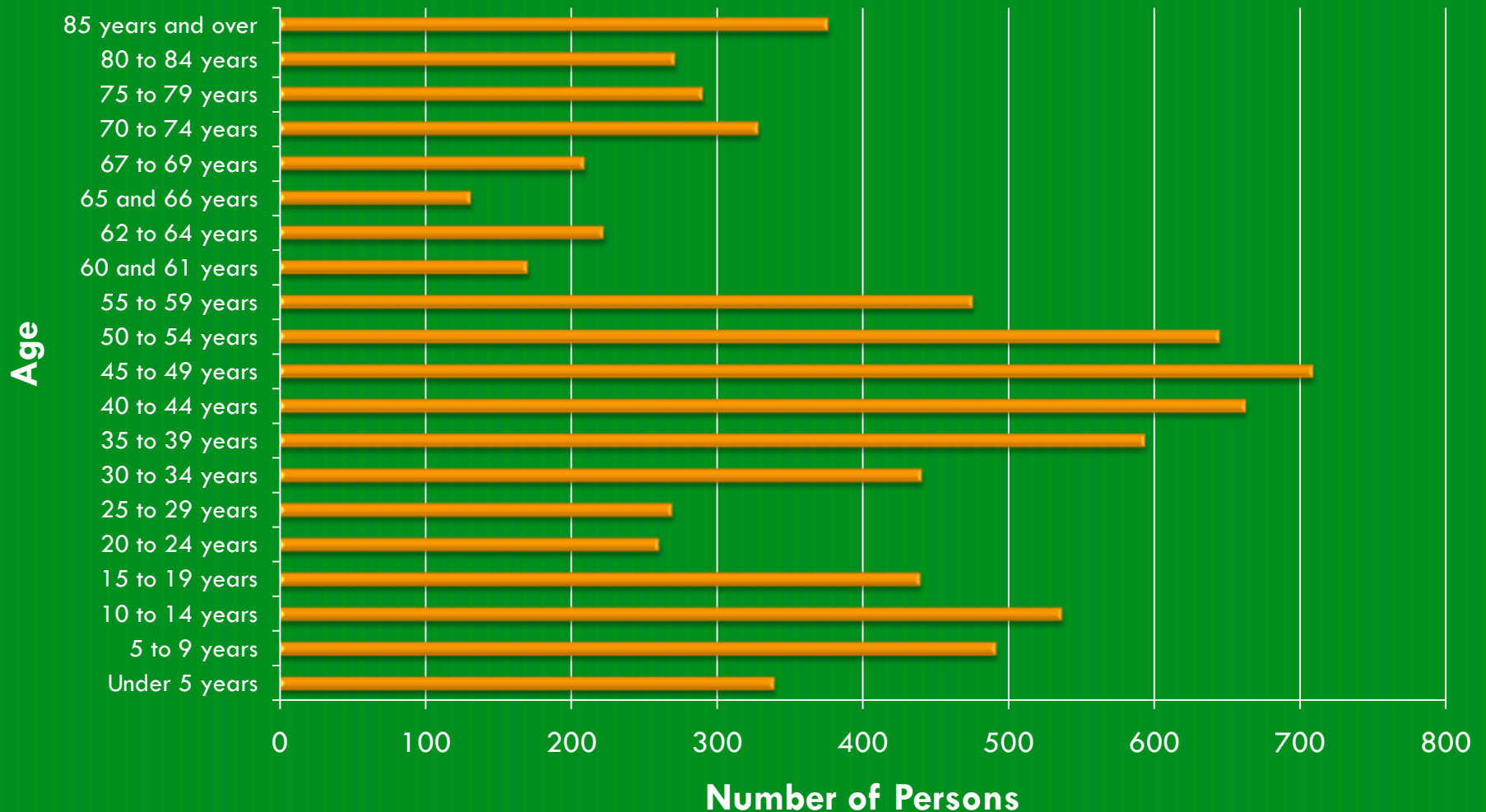
# Glenvar Community Demographics

❖ About the Community ❖

Population (2000)	7,873
Total Households	2,966
Average Household Size	2.48
Total Families	2,233
Average Family Size	2.88
Housing Units	3,067

# Glenvar Community Age Distribution

❖ About the Community ❖





**Inset Map**

County of Roanoke  
City of Roanoke  
City of Salem  
Town of Salem  
Greater Roanoke Planning Area

Greater Roanoke Planning Area  
Roanoke River  
Railroad  
Roads  
Greater Residential Development Since 2000

Year Built

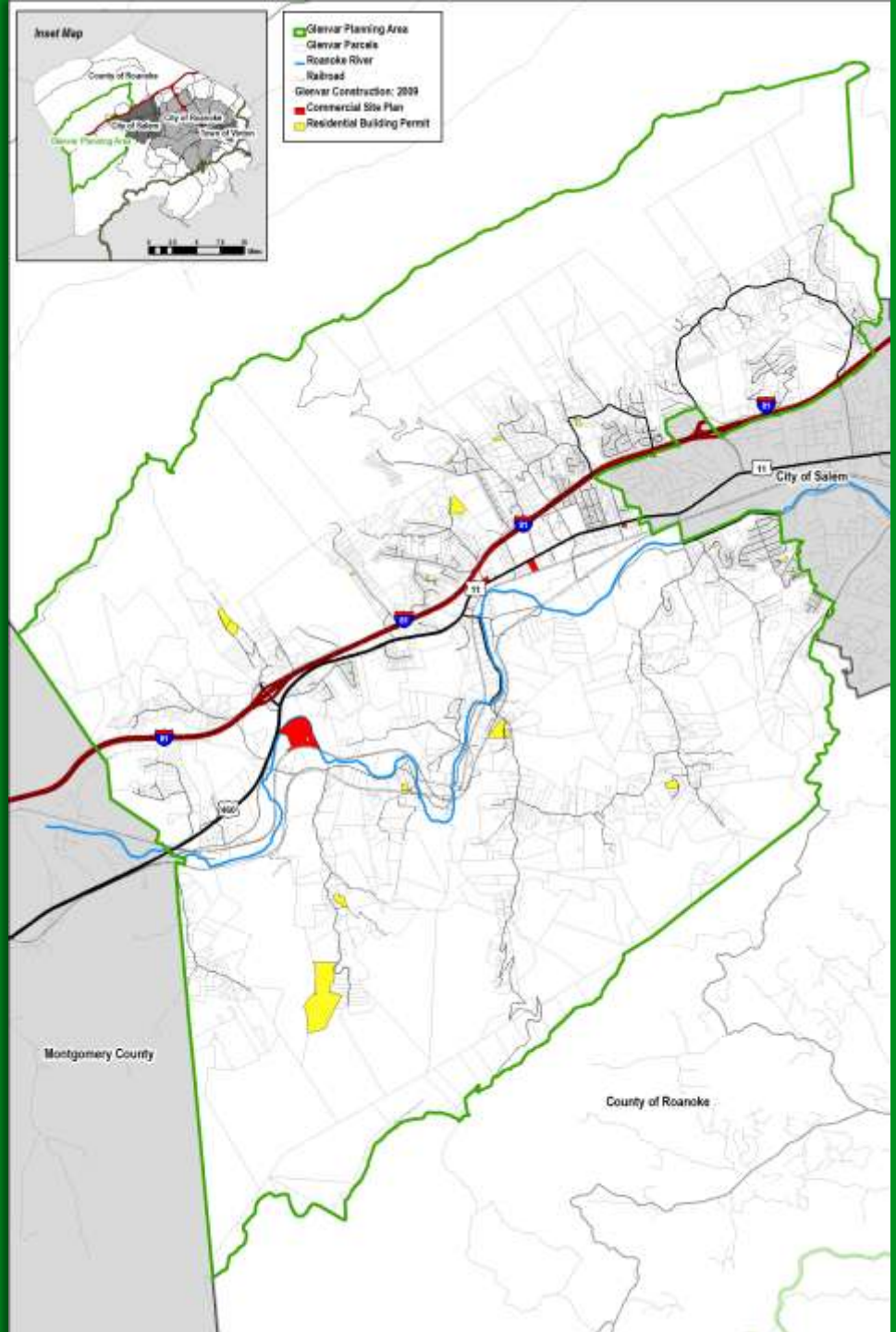
- 2000
- 2001
- 2002
- 2003
- 2004
- 2005
- 2006
- 2007
- 2008
- 2009
- 2010

Montgomery County

County of Roanoke

City of Salem

# Glenvar Residential and Commercial Development 2009







# Motivating Factors





# West Main Street Widening Project

❖ Motivating Factors ❖



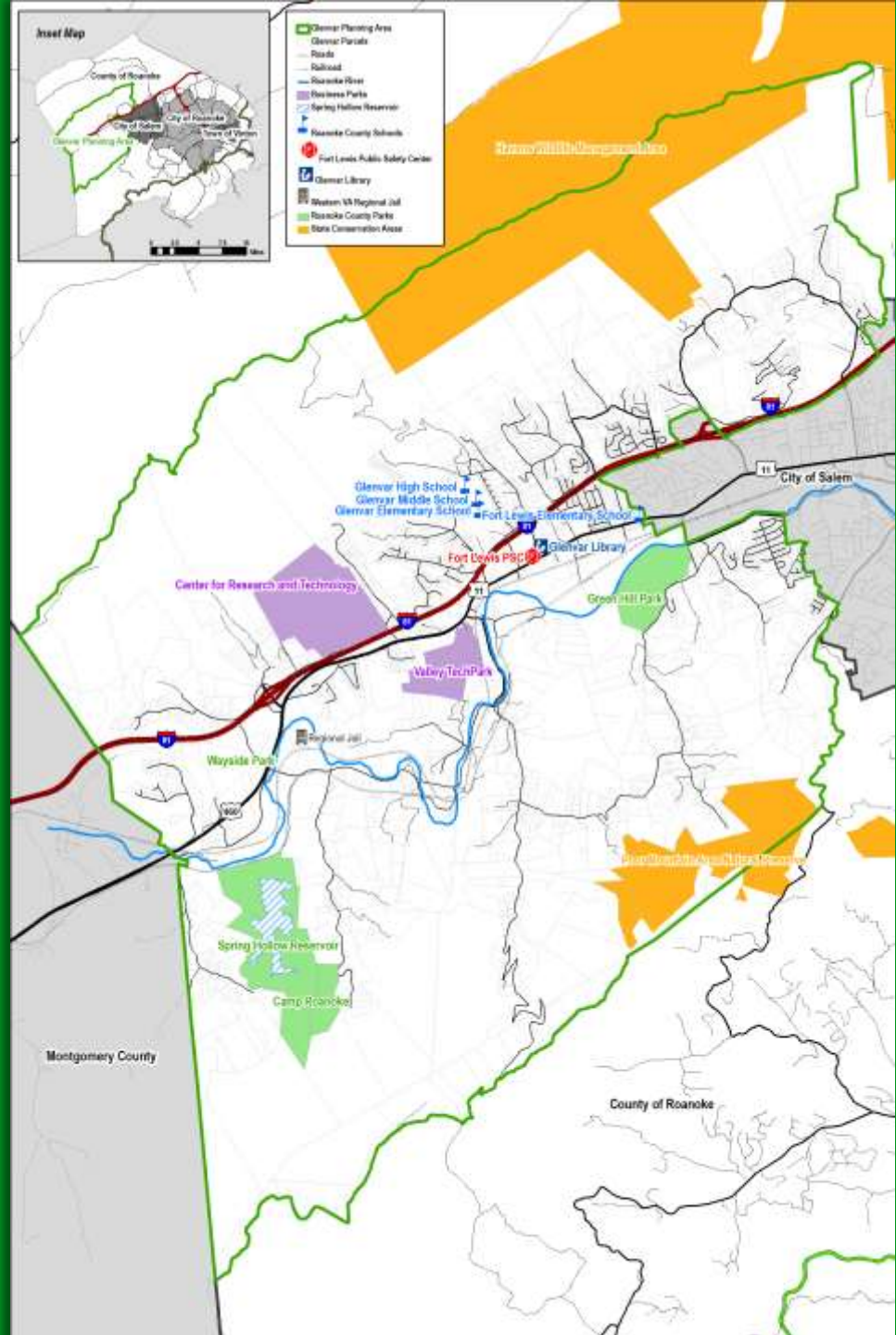


# Development and Redevelopment

❖ *Motivating Factors* ❖



❖ *Motivating Factors* ❖

❖ *Motivating Factors* ❖





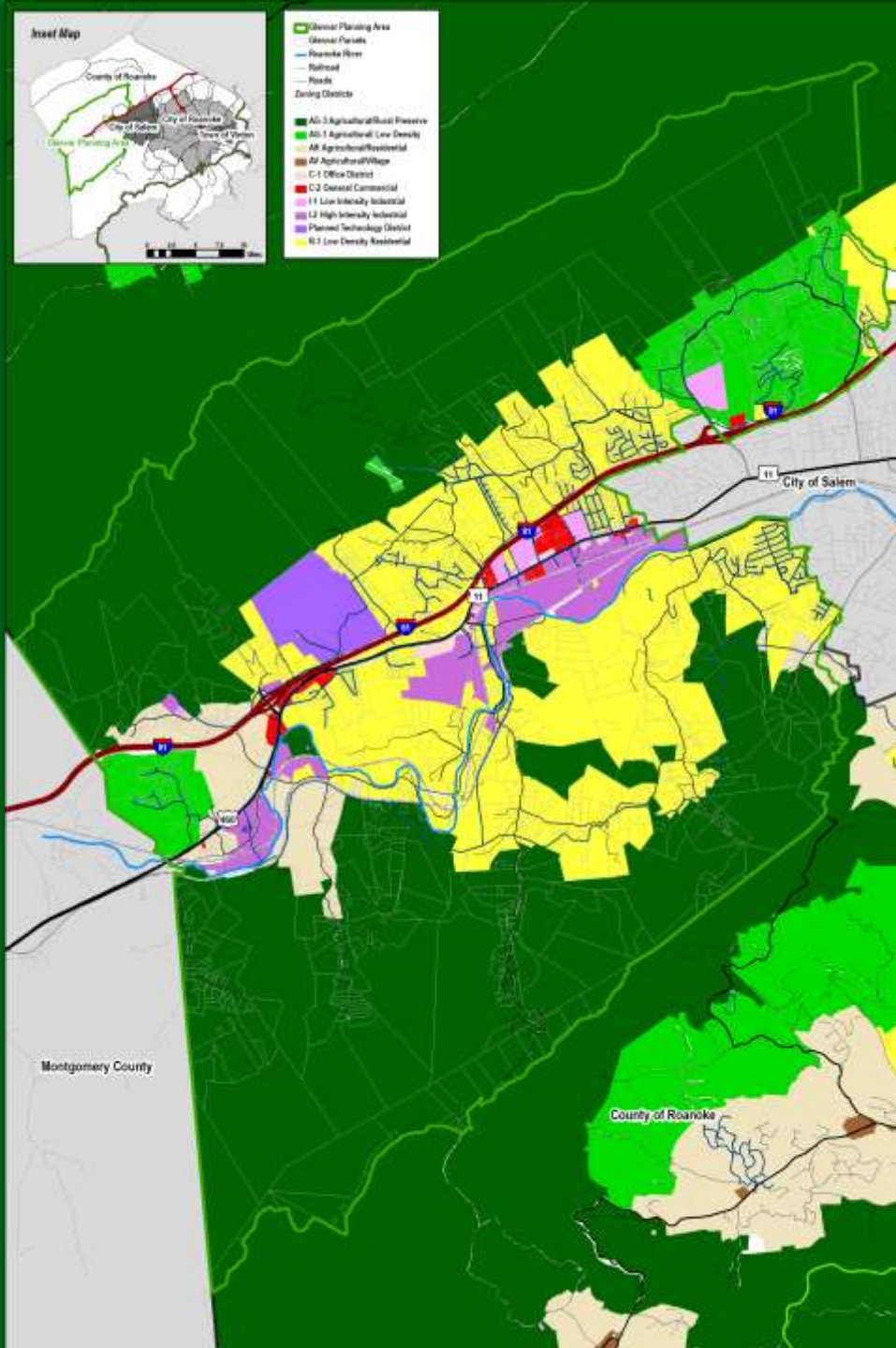
# Current Zoning





# Planning Area

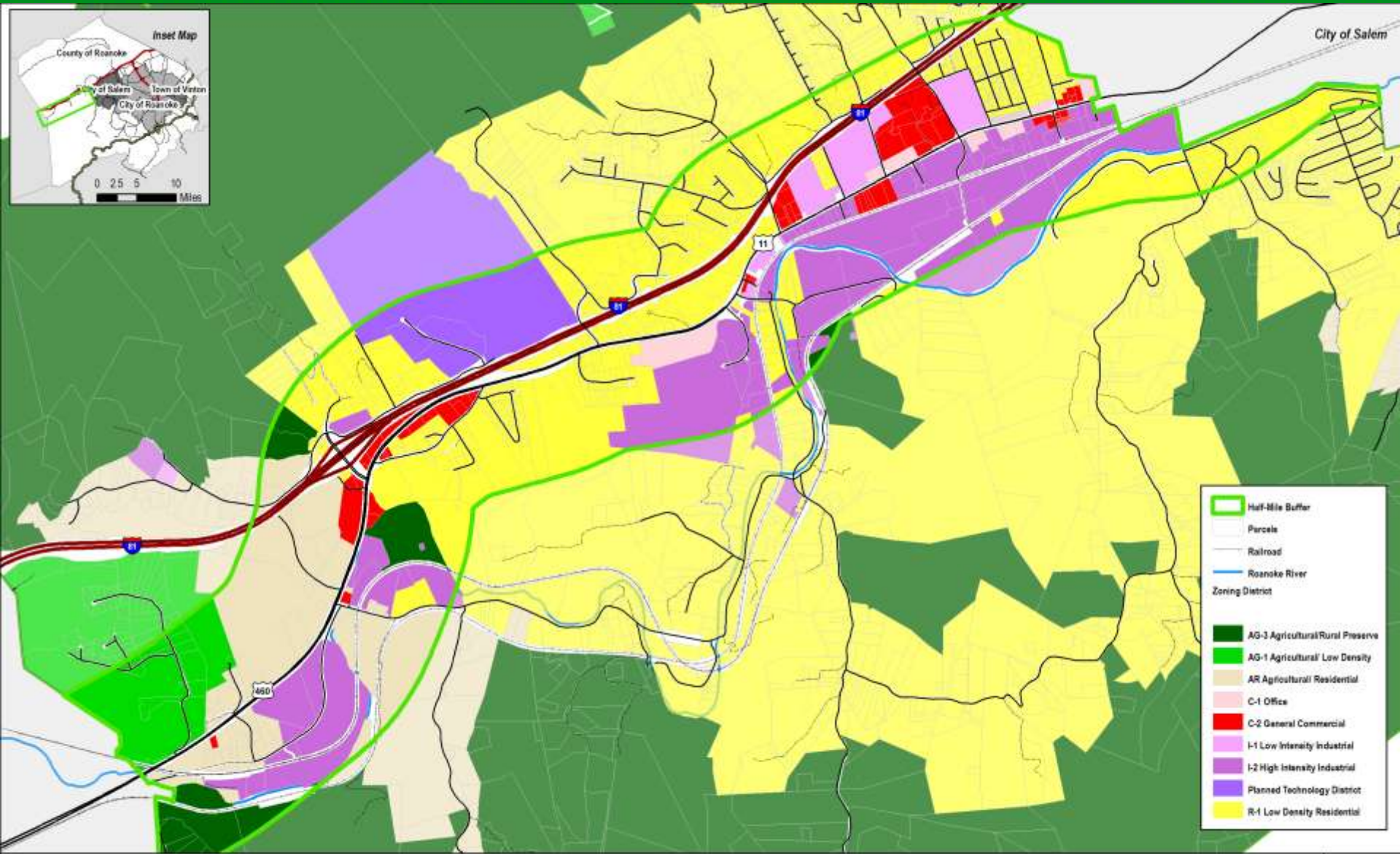
❖ *Current Zoning* ❖



Zoning District	Acres	Percent of Zoned Acres
<b>AG-3 Agricultural/ Rural Preserve</b>	<b>18,711.60</b>	<b>61.29%</b>
<b>AG-1 Agricultural/Rural Low Density</b>	<b>1,896.79</b>	<b>6.21% %</b>
<b>AR Agricultural/ Residential</b>	<b>1,006.47</b>	<b>3.30%</b>
AV Agricultural/Village	0.00	0.00%
<b>R-1 Low Density Residential</b>	<b>7,133.99</b>	<b>23.37%</b>
R-2 Medium Density Residential	0.00	0.00%
R-3 Medium Density Multi-Family Residential	0.00	0.00%
R-4 High Density Multi-Family Residential	0.00	0.00%
PRD Planned Residential District	0.00	0.00%
<b>R-MH Manufactured Housing Overlay</b>	<b>11.53</b>	<b>0.04%</b>
NC Neighborhood Conservation	0.00	0.00%
<b>C-1 Office</b>	<b>58.23</b>	<b>0.19%</b>
<b>C-2 General Commercial</b>	<b>148.86</b>	<b>0.49%</b>
<b>I-1 Low Intensity Industrial</b>	<b>181.96</b>	<b>0.60%</b>
<b>I-2 High Intensity Industrial</b>	<b>897.73</b>	<b>2.94%</b>
<b>PTD Planned Technology Development</b>	<b>483.50</b>	<b>1.58%</b>
<b>Total</b>	<b>30,530.67</b>	<b>100.00%</b>

# West Main Street Corridor

❖ Current Zoning ❖



# West Main Street Corridor

❖ Current Zoning ❖

Zoning District	Acres	Percent of Corridor
<b>AG-3 Agricultural/ Rural Preserve</b>	<b>169.53</b>	<b>5.11%</b>
<b>AG-1 Agricultural/Rural Low Density</b>	<b>190.82</b>	<b>5.75%</b>
<b>AR Agricultural/ Residential</b>	<b>447.00</b>	<b>13.48%</b>
AV Agricultural/Village	0.00	0.00%
<b>R-1 Low Density Residential</b>	<b>1,226.55</b>	<b>36.98%</b>
R-2 Medium Density Residential	0.00	0.00%
R-3 Medium Density Multi-Family Residential	0.00	0.00%
R-4 High Density Multi-Family Residential	0.00	0.00%
PRD Planned Residential District	0.00	0.00%
NC Neighborhood Conservation	0.00	0.00%
<b>C-1 Office</b>	<b>58.23</b>	<b>1.76%</b>
<b>C-2 General Commercial</b>	<b>139.85</b>	<b>4.22%</b>
<b>I-1 Low Intensity Industrial</b>	<b>100.53</b>	<b>3.03%</b>
<b>I-2 High Intensity Industrial</b>	<b>786.81</b>	<b>23.72%</b>
<b>PTD Planned Technology Development</b>	<b>197.45</b>	<b>5.95%</b>
<b>Total</b>	<b>3,316.78</b>	<b>100.00%</b>



# Current Zoning

❖ Comparison ❖

Zoning District	Glenvar Planning Area	West Main Street Corridor
<b>AG-3 Agricultural/ Rural Preserve</b>	<b>18,711.60</b>	<b>169.53</b>
<b>AG-1 Agricultural/Rural Low Density</b>	<b>1,896.79</b>	<b>190.82</b>
<b>AR Agricultural/ Residential</b>	<b>1,006.47</b>	<b>447.00</b>
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<b>R-MH Manufactured Housing Overlay</b>	<b>11.53</b>	<b>0.00</b>
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<b>PTD Planned Technology Development</b>	<b>483.50</b>	<b>197.45</b>
<b>Total</b>	<b>30,530.67</b>	<b>3,316.78</b>



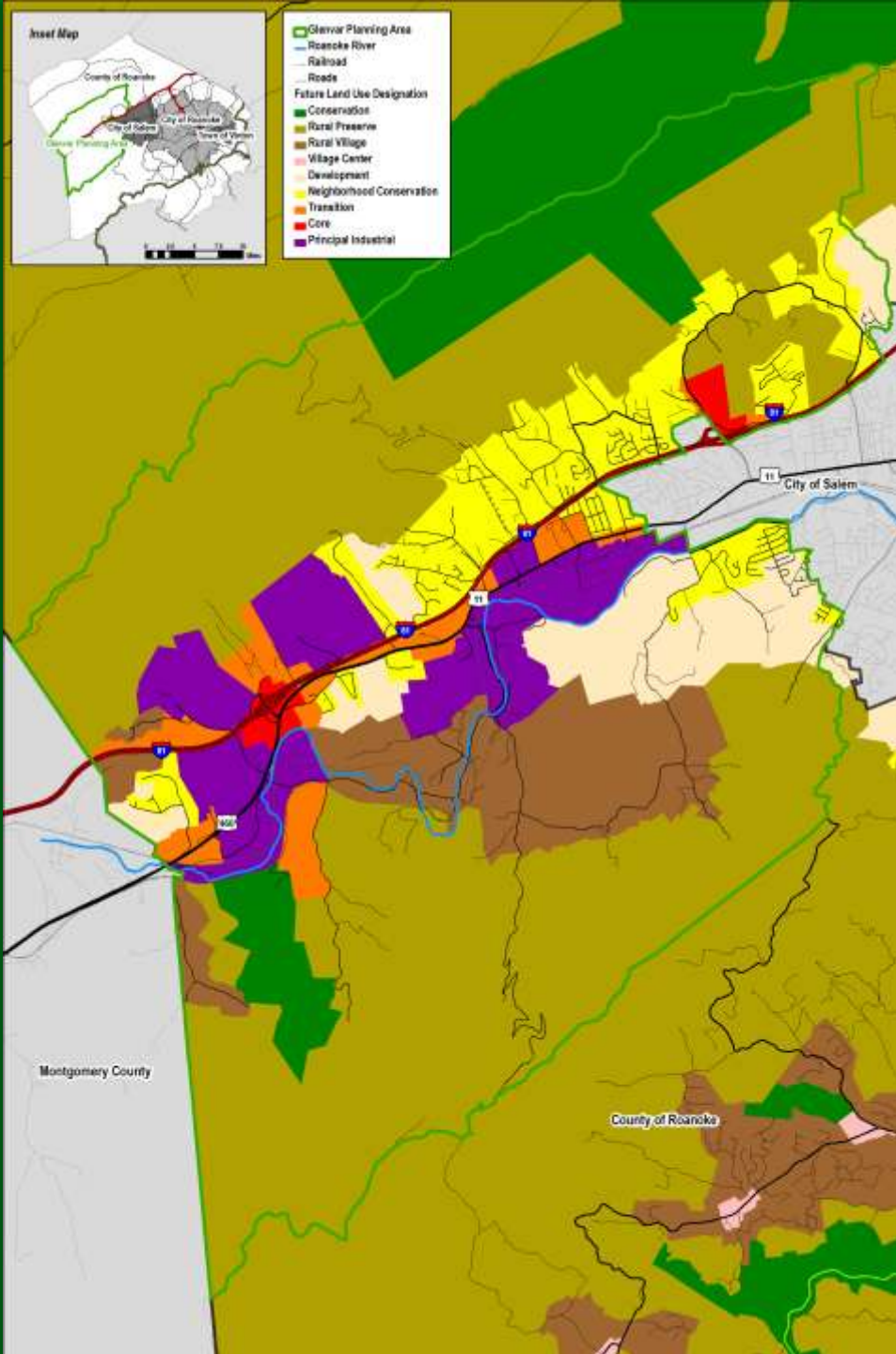
# Future Land Use

2005 Comprehensive Plan



# Glenvar Planning Area

❖ Future Land Use ❖  
2005 Comprehensive Plan



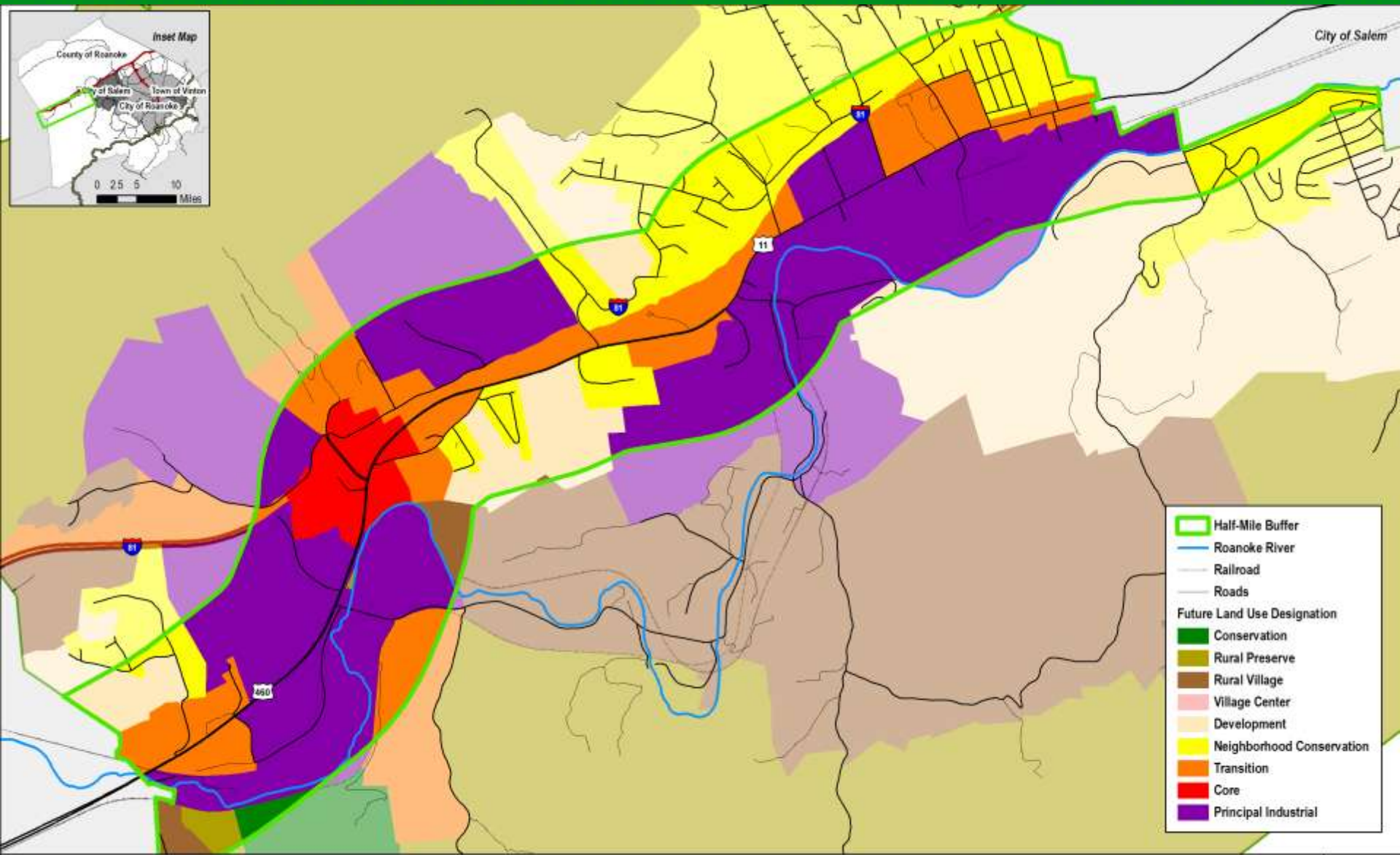
Future Land Use Designation	Acres	Percent of Glenvar Planning Area
Conservation	2,765.69	8.71%
Rural Preserve	16,242.66	51.17%
Rural Village	2,933.06	9.24%
Village Center	0.00	0.00%
Neighborhood Conservation	3,368.36	10.61%
Development	2,145.06	6.76%
Transition	1,118.43	3.52%
Core	292.57	0.92%
Principal Industrial	2,878.97	9.07%
<b>Total</b>	<b>31,744.81*</b>	<b>100.00%</b>

\*Future Land Use is not parcelized and includes right-of-way.



# West Main Street Corridor

❖ Future Land Use – 2005 Comprehensive Plan ❖



# West Main Street Corridor

❖ Future Land Use – 2005 Comprehensive Plan ❖

Future Land Use Designation	Acres	Percent of Corridor
Conservation	21.10	0.53%
Rural Preserve	28.16	0.71%
Rural Village	77.74	1.97%
Village Center	0.00	0.00%
Neighborhood Conservation	766.18	19.40%
Development	380.31	9.63%
Transition	706.40	17.88%
Core	179.74	4.55%
Principal Industrial	1,790.32	45.33%
Total	3,949.96	100.00%

# Future Land Use Comparison

❖ 2005 Comprehensive Plan ❖

Future Land Use Designation	Glenvar Planning Area	West Main Street Corridor
Conservation	2,765.69	21.10
Rural Preserve	16,242.66	28.16
Rural Village	2,933.06	77.74
Village Center	0.00	0.00
Neighborhood Conservation	3,368.36	766.18
Development	2,145.06	380.31
Transition	1,118.43	706.40
Core	292.57	179.74
Principal Industrial	2,878.97	1,790.32
<b>Total</b>	<b>31,744.81</b>	<b>3,949.96</b>

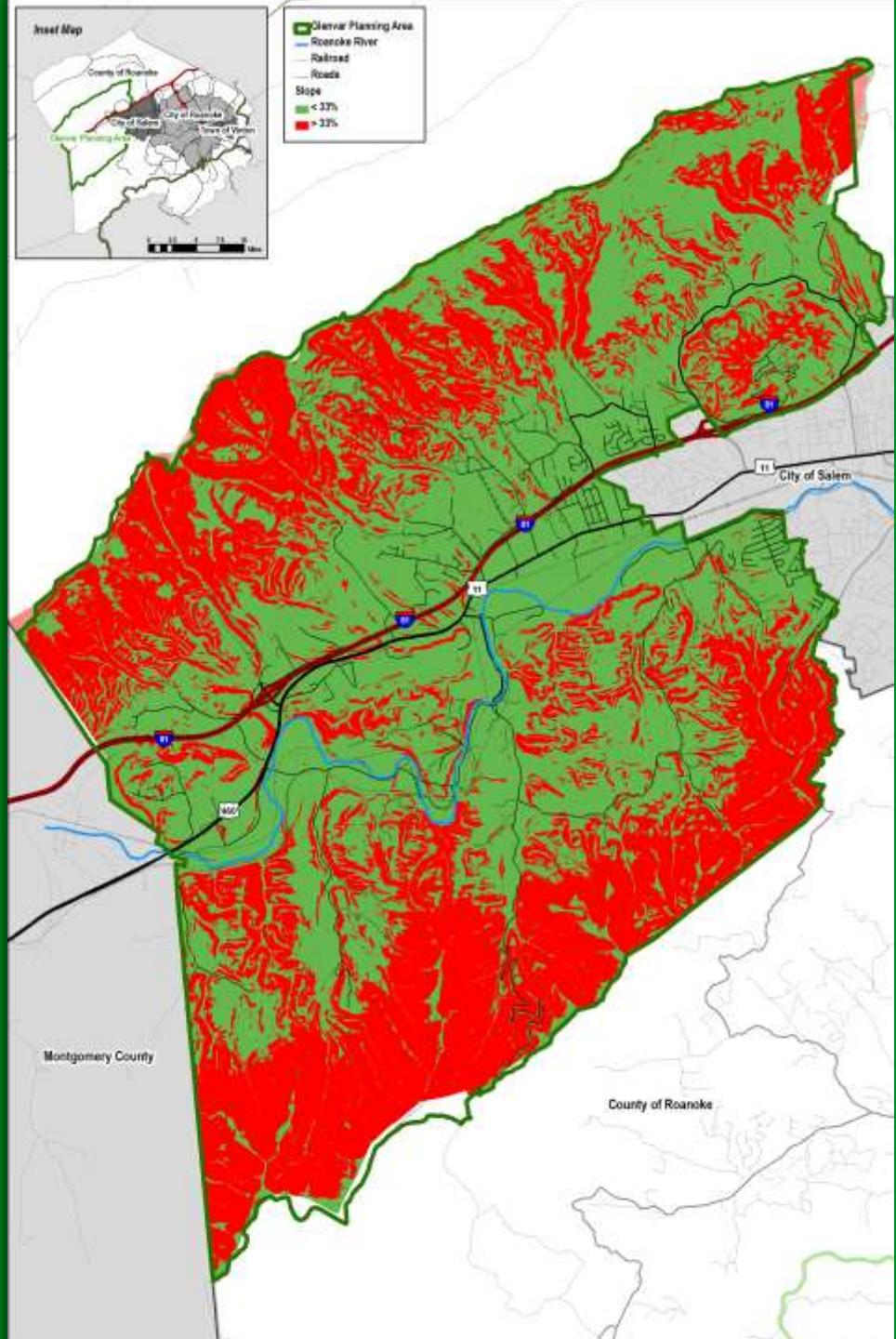




# Environmental Constraints



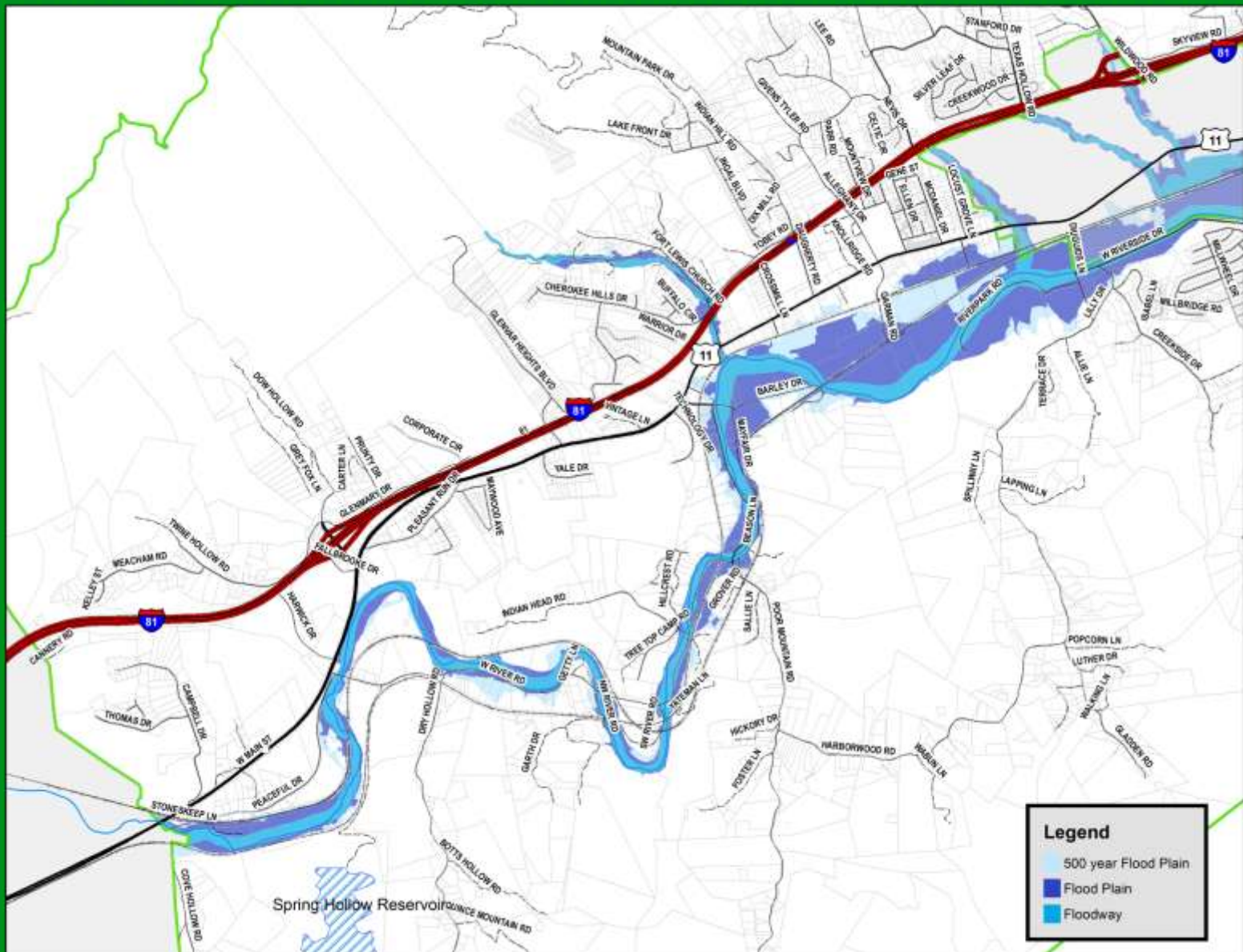
# Glenvar Planning Area Slope





# Floodplain

❖ Environmental Constraints ❖





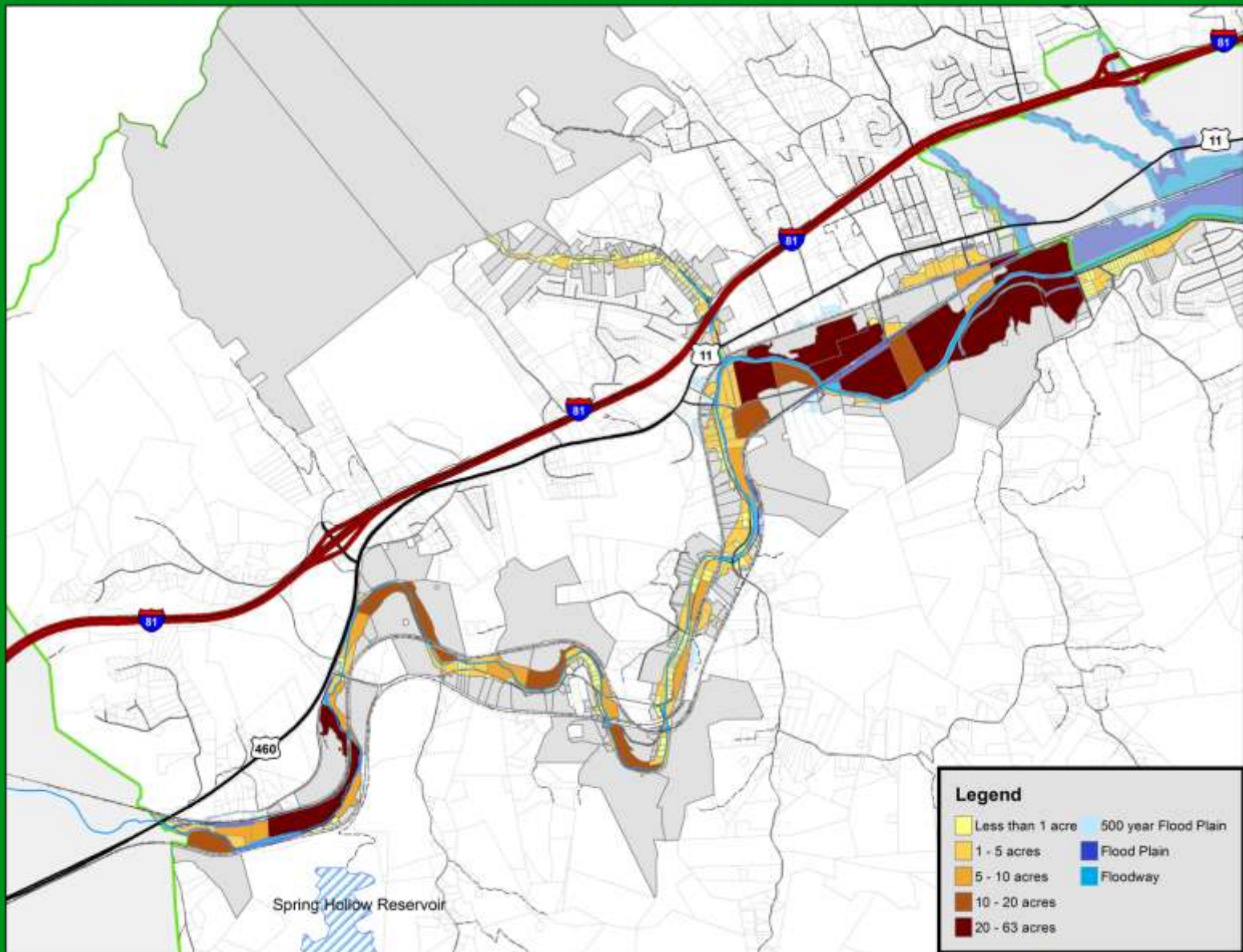
# Floodplain

❖ *Environmental Constraints* ❖

- ❑ 837 acres of floodplain
  - ❑ (2.74% of study area is in floodplain)
  - ❑ (21% of all county floodplain is in the Glenvar Study area)
- ❑ Study process
  - ❑ How much property affected (amt of floodplain/parcel)?
  - ❑ What is floodplain zoned?
  - ❑ What is the 2005 FLU designation of floodplain by property?

# Acreage affected

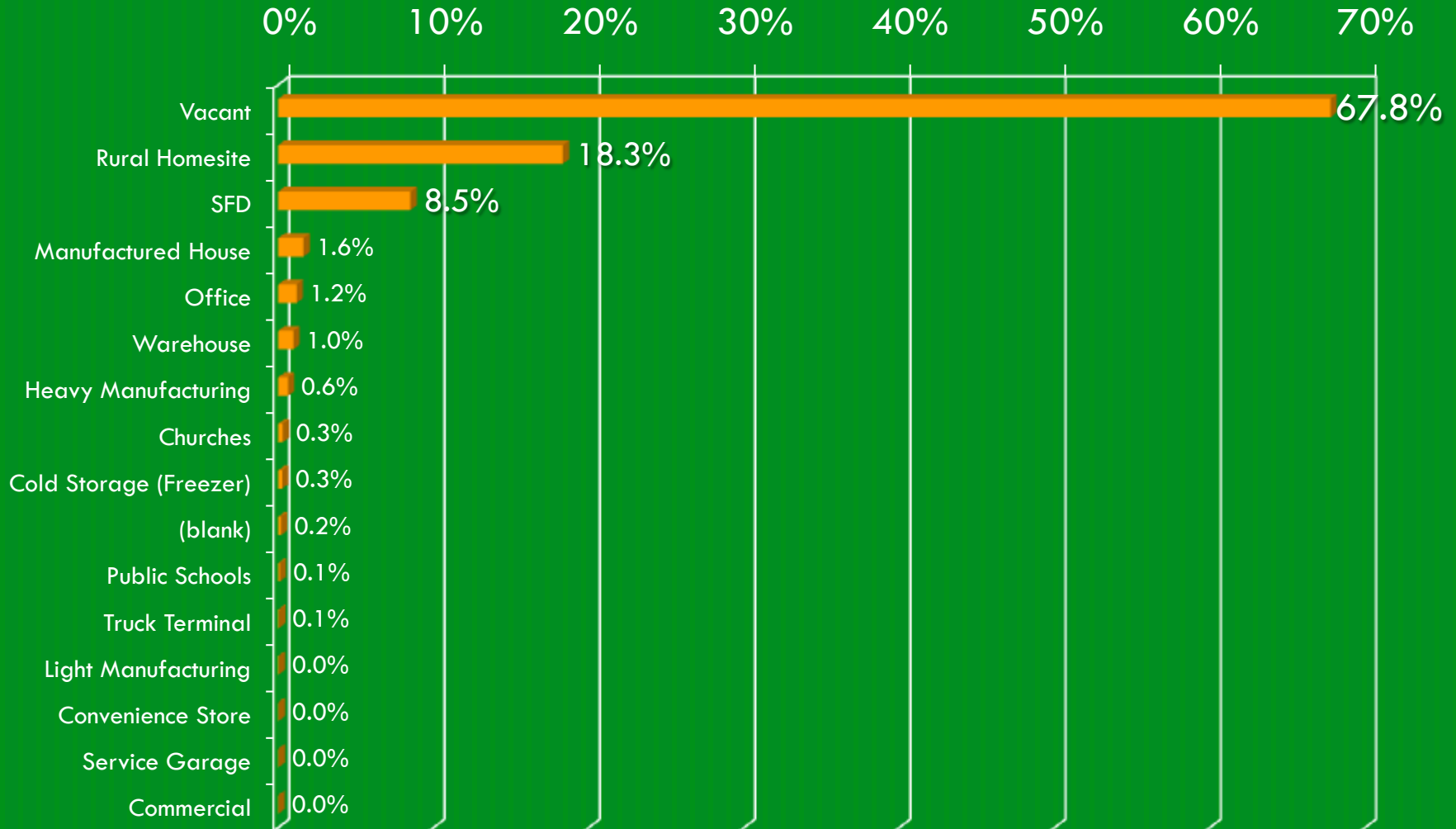
❖Floodplain❖





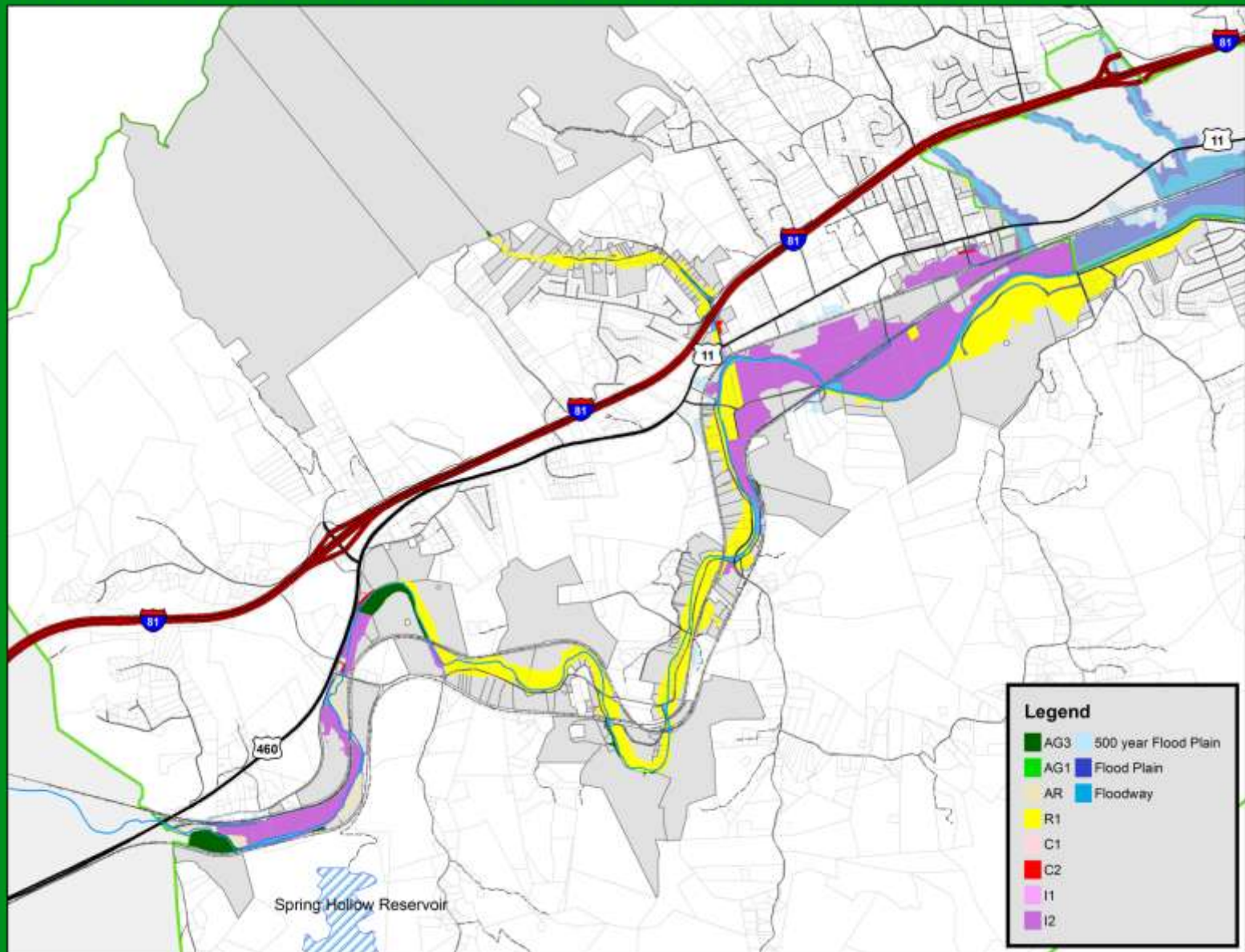
# Uses (acreage of all parcels with floodplain)

❖Floodplain❖



# Zoning in Floodplain

❖Floodplain❖



# Zoning: Property directly within the floodplain

❖Floodplain❖

Zoning	Acres	Percent
AG1	16	1.9%
AG3	34	4.1%
AR	27	3.2%
<b>R1</b>	<b>381</b>	<b>45.5%</b>
C1	1	0.2%
C2	4	0.5%
I1	0	0.1%
<b>I2</b>	<b>373</b>	<b>44.6%</b>
Total	837	

■ I2 Zoning: 45%

■ R1 Zoning: 46%

■ 90% of land within floodplain zoned either industrial or residential

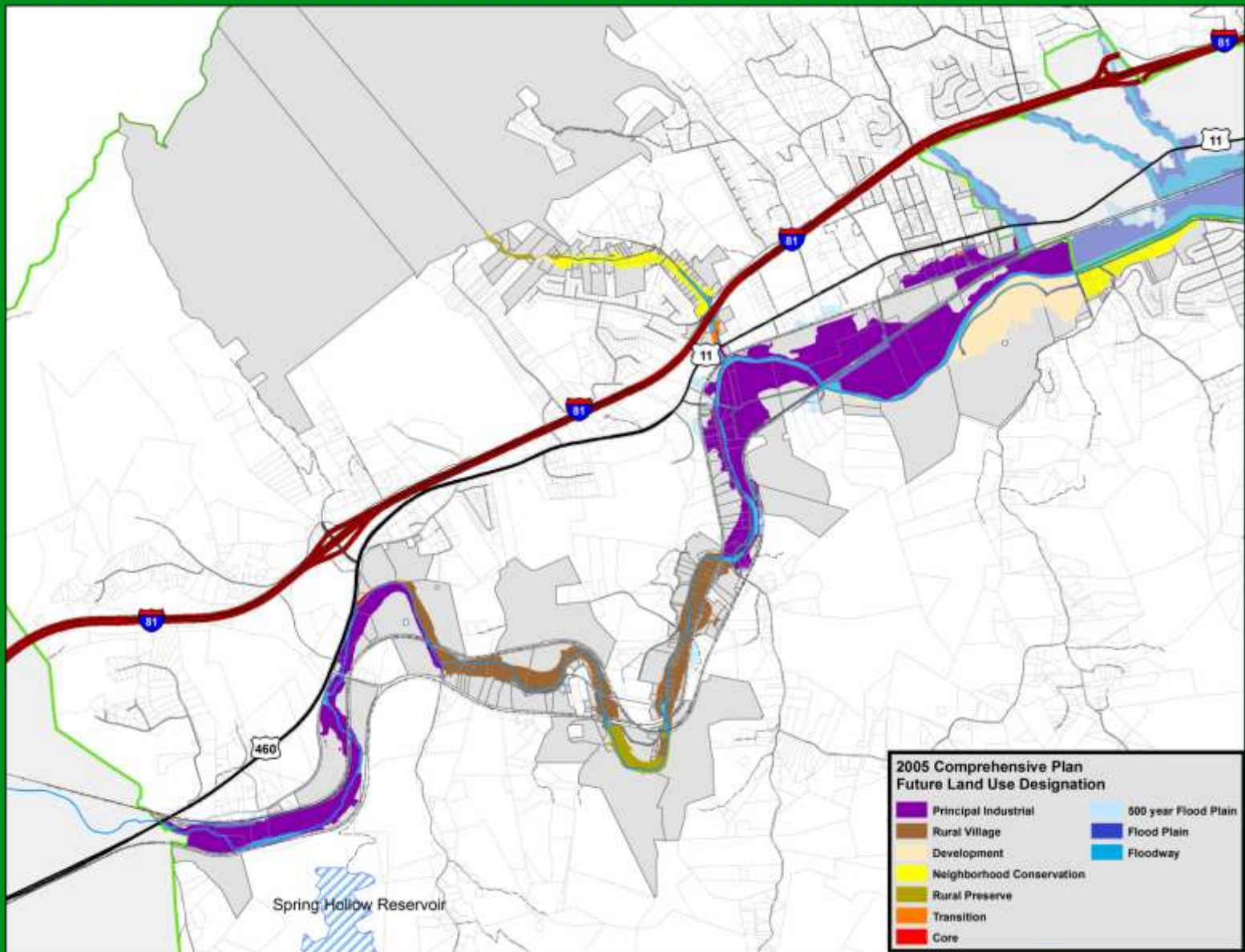
■ 9.2% zoned agricultural

■ Remaining land zoned commercial (0.7%)



# Future Land Use in Floodplain

❖Floodplain❖



# 2005 Comprehensive Plan: Future Land Use

❖Floodplain❖

FLU Category	Acres	Percent
Principal Industrial	486	58.1%
Rural Village	136	16.3%
Development	95	11.3%
Neighborhood Conservation	84	10.1%
Rural Preserve	28	3.3%
Transition	4	0.4%
Core	3	0.3%
Total	837	

- Principal Industrial FLU: 58%
- Residential type FLU: 38%
- Agricultural type FLU: 0.4%
- Commercial type FLU (Core): 0.3%

# Conclusions and Next Steps

❖Floodplain❖

- ❑ 42% of land zoned I-2 is in the floodplain
- ❑ 17% of land designated by 2005 comp plan as principal industrial is in floodplain
- ❑ Next steps
  - ❑ What do properties in floodplain look like, compared to how they are designated by 2005 plan?
  - ❑ Are these designations appropriate?





# Community Involvement



# Online Survey\*

❖ Community Involvement ❖

## 5 Sections

- ❑ Community Likes/Issues
- ❑ Land Use
- ❑ Community Facilities and Services
- ❑ Resource Preservation
- ❑ Additional Comments, Questions or Concerns

[www.surveymonkey.com/s/  
GlenvarSurvey](http://www.surveymonkey.com/s/GlenvarSurvey)

\* Hard Copies available in the **Glenvar Library** and **Roanoke County Administration Center**

**Glenvar Community Plan Survey** [Exit this survey](#)

**Land Use**

1. How would you rate the supply of housing by category in the Glenvar Area?

	Need a Lot More	Need a Little More	Do Not Need Any More	No Opinion
Rental Housing/Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elderly/Assisted Living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family Homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhouses/Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. In planning for the future, what types of development would you like to see encouraged in the Glenvar Area?

	Strongly Encourage	Encourage	Take No Action	Discourage	Strongly Discourage
Commercial Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park and Recreational Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. What types of business and/or services would you like to see in your community? Please check all that apply.

<input type="checkbox"/> Big Box Stores (i.e. Lowes, Walmart, Target etc.)	<input type="checkbox"/> Personal Services (barber shops, salons, spas, etc.)
<input type="checkbox"/> Car Dealerships	<input type="checkbox"/> Pharmacies
<input type="checkbox"/> Car Washes	<input type="checkbox"/> Post Offices
<input type="checkbox"/> Convenience Store/Gas Stations	<input type="checkbox"/> Professional Offices
<input type="checkbox"/> Financial/Lending Institutions	<input type="checkbox"/> Restaurants (fast food)
<input type="checkbox"/> Garden Centers/Hardware Stores	<input type="checkbox"/> Restaurants (sit-down, family)
<input type="checkbox"/> Grocery Stores	<input type="checkbox"/> Retail Establishments



# Plan Website

❖ Community Involvement ❖

- ❑ Provides updates about the plan
- ❑ Clearinghouse for information
  - Maps
  - Results of Survey (Future)
- ❑ Submit a photo
- ❑ Links to social media

[www.roanokecountyva.gov/GCP](http://www.roanokecountyva.gov/GCP)



The First Glenvar Community Meeting is January 11, 2010 at 7:00PM in the Glenvar Middle School Auditorium.



The Glenvar Community Plan was initiated to study development and redevelopment issues along West Main Street, in anticipation of the widening of West Main Street and the proposed intermodal facility in Montgomery County. The Glenvar Community Plan will also study community facility needs, environmental resources/constraints, as well as outdoor recreation resources with adoption anticipated in 2010.

## Study Area

The Glenvar Planning Area stretches west to east from the Montgomery County border to the City of Salem and north to south from Fort Lewis Mountain to Poor Mountain. The Planning Area measures 31,745 acres in size and encompasses all or portions of 5,081 parcels. Please click [here](#) to see a map of the study area.

## Glenvar Maps

<a href="#">Glenvar Current Zoning</a>	<a href="#">Glenvar Parcels by Year Built</a>	<a href="#">Glenvar Environmental Constraints</a>
<a href="#">Glenvar Existing Land Use</a>	<a href="#">Glenvar Community Facilities</a>	<a href="#">Glenvar Utilities</a>
<a href="#">Glenvar Future Land Use</a>	<a href="#">Glenvar Cultural Resources</a>	

## Community Participation

The Glenvar Community Plan will engage citizens through several mediums including Community Meetings(s), Surveys, Stakeholder Interviews and through Traditional and Social media outlets.

To all citizens living in the Glenvar community:

This is a very important step as we review and make changes to land use in our area. I urge all citizens to take an active part as we plan for the next 5, 10, 15 years. Please contact me with comments or concerns @ [bchurch@roanokecountyva.gov](mailto:bchurch@roanokecountyva.gov).

I look forward to seeing you at the upcoming community meetings.

Joe "Butch" Church - Board of Supervisors



# Social Media

## ❖ Community Involvement ❖

The screenshot shows the Facebook profile for Roanoke County Planning Services. The page includes a cover photo, a profile picture, and a bio. The bio states: "Roanoke County Planning Services is comprised of several divisions of the County's Department of Community Development. These divisions include Planning and Zoning, Development Services and GIS and Mapping." The page also features a list of posts, including a post about the Glenvar Community Meeting on January 11, 2010, and a post about the Glenvar Community Meeting on January 11, 2010. The page has 6 of 35 fans and 4 pages.

The screenshot shows the Glenvar Community Plan website. The header features a large image of a snowy landscape and the text "Community Developments" and "a monthly e.newsletter". The main content area includes a "Quick Links" section with links to "Community Development", "Planning Services", and "Email Us". Below this is a "Upcoming Meetings" section listing the Planning Commission, Board of Supervisors, and Glenvar Community Meeting. The "GLENVAR COMMUNITY PLAN" section describes the first Community Meeting on January 11, 2010, and the Glenvar Community Plan survey. The "VINTON AREA CORRIDORS PLAN" section mentions a joint meeting between the Roanoke County and Town of Vinton Planning Commissions on December 7, 2009.

[Planning and Zoning Home](#)

[Planning Commission](#)

[Board of Zoning Appeals](#)

[Community Meetings and Information](#)

[Community Planning Areas](#)

[Comprehensive Plan](#)

[Planned Residential Developments \(PRD's\)](#)

[Current Projects](#)

[Statistical Abstract](#)

[Community Development](#)

[Engineering](#)

[Mason's Crest Info](#)

[Documents](#)

[Planning & Zoning FAQ](#)

[Wolf Creek Updates](#)

[Contact Us](#)

[Forms & Publications](#)



## Parcel G5\*



\*Beason Heirs Property

Other Images:

[Beason Heirs 1](#)

Address	0 West Main Street
Parcel ID	054.04-02-08.00-0000
Acreage	4.08
Zoning District	I1
Comprehensive Plan Designation	<a href="#">Principal Industrial</a>
Floodplain	500 Year Floodplain



\*[Available Industrial Site](#) identified by the [Roanoke County Department of Economic Development](#).

- Provides site
- Comment on
  - Is this site redeveloped?
  - What would you like to see on this site?
- Submit a photo

es



# Next Steps

- ❑ Survey open one more month
- ❑ Follow up analysis of information
- ❑ Stakeholder Interviews
- ❑ Second Community Meeting





# Questions?



Department of Community Development

First Community Meeting

January 11, 2010